



# HIGH STREET, SM1

£1,200 per month

- Wooden floors
- Open plan
- Double Bedroom
- Modern Bathroom
- Bike Storage
- EPC: D

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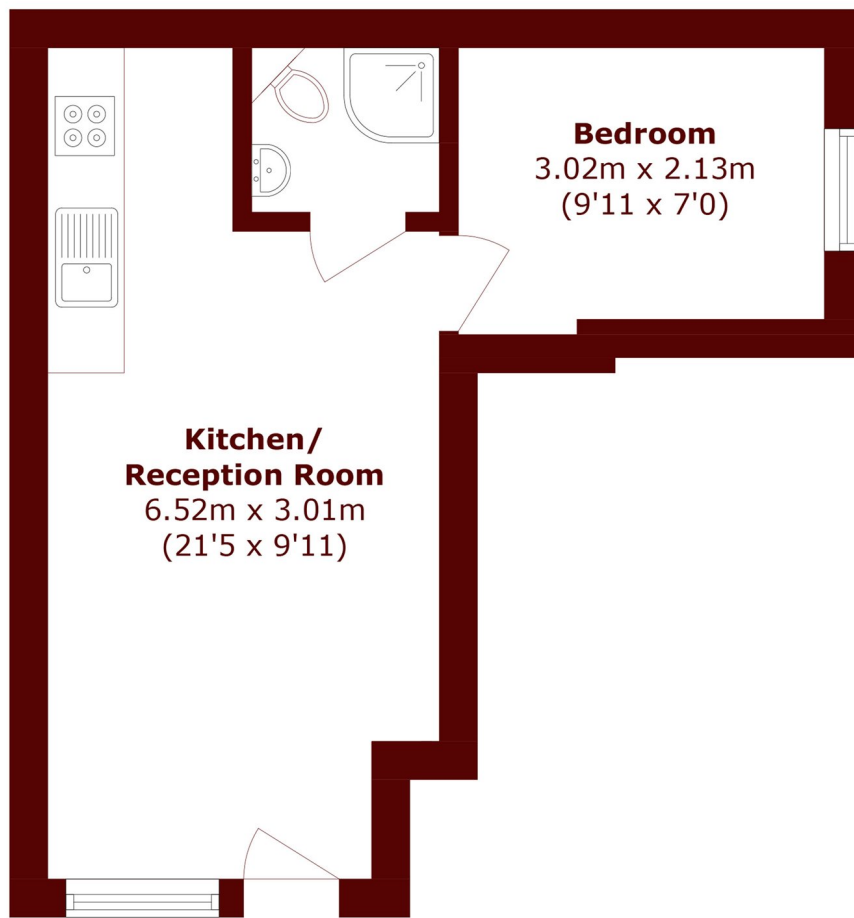
# ABOUT THE PROPERTY

A modern one double bedroom property. This bright flat comes to the market in great condition with wooden flooring throughout and consists of an open plan kitchen/ reception room, double bedroom and modern shower room.

Situated in the heart of Sutton town centre, this location offers excellent access to a wide range of shops, restaurants, leisure facilities and everyday amenities. The area is particularly popular with commuters, with Sutton mainline station within easy walking distance providing regular services into London Victoria, London Bridge, Blackfriars and Clapham Junction, alongside excellent local bus and road connections.



# STEP INSIDE HIGH STREET



Total area (approx.): 26.0 sq. m (279.8 sq. ft)

**Tooting**  
020 8772 9210

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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